

RESTAURANT

F O R S A L E

FAMILY RESTAURANT

1821 E. Main St., Little Chute, WI



KEY FACTS

- Building Size: 4,000 +/- square feet (approx.)
- Site Size: 150' x 150' (.516 acres)
- Participates in CAM agreement with strip center.
- Parking on both sides of building.
- Separate Parking lot lighting.
- Roof replaced in 2002.
- HVAC: Replaced in 2002. Natural gas furnace, central air conditioning.
- Utilities: WE Energies natural gas.
Little Chute sewer and water.
Kaukauna Utilities electric.
- Internet: DSL or Cable available.
- Zoning: Commercial
- Municipality: Village of Little Chute,
Outagamie County, WI.
- Zoning: Commercial.
- Taxes: \$7,650.00 (2004)
- Offered for sale at \$425,000.

GENERAL INFORMATION

Property is conveniently located to both the Little Chute and Kaukauna Industrial Parks. Its Main Street address is also State Highway 96 that connects Appleton, Little Chute, Kaukauna and Wrightstown on the North side of the Fox River.

This site is conveniently located between Little Chute and Kaukauna. In the area surrounding the site are restaurants, professional office space and a day care center. Retail stores include gasoline, hardware, appliances, auto parts and a 45,000 sf Piggly Wiggly Grocery store.

This building has housed both drive-in, and sit down restaurants in the past. The current configuration is easily adaptable to a variety of uses. Among them are a customer service center and professional offices.

Retail uses could include hair salon, tanning, gifts, jewelry or video, to name a few.

MEERDINK & ASSOCIATES, INC.

Brokers, Developers & Managers of Business Real Estate

4351 W. COLLEGE AVENUE, APPLETON, WI 54914

(920) 734-0099 PHONE (920) 739-4322 FAX

jverhagen@meerdink.com